

2024 ANNUAL MEETING MINUTES

Wellington III Owners Association, Inc.

March 12, 2024, 4:30 PM || 640 Belford Avenue Grand Junction, CO 81501

In Attendance

HOA Management: Mark Shoberg (referred to herein as Mark S) Cayce Haren, and Rebekah Webb

Members attended: Carl Feghali, John Colosimo, Dr. Marshall Steel (4 units), Kate Tille (for the Allergy & Asthma Center)

With seven units represented in person it was announced that Quorum was achieved

Meeting was called to Order by Mark S. at 4:30 PM

Approval of the Previous Years Minutes

Motion: Carl Feghali

Second: Dr. Marshall Steel

Motion passed, None opposed

Old/New Business

Mark S opened the discussion for old and new business

- Carl Feghali brought up a few items that he discussed with Mark before the meeting started
 - Discussion on doors staying open due to the air pressure
 - Mark will contact tech to address this
 - Discussion on wood that has paint peeling
 - Mark will do a walk through with Carl to inspect this
 - Discussion on the continual issue's with the elevator doors staying open
 - Expensive repairs
 - A few years ago everything was rebuilt except the doors
 - Mark will look into this with TK elevators to look at solutions including the possibility of the doors being replaced
 - It was noted that I will work all day and when there is an issue it will be at the end of the day or early the next morning
 - Discussion on Bike that got stolen
 - It was noted that one owner brought up the idea of security cameras
 - This is the first time management has heard of the stolen bike

- Security systems are not cheap and you get what you pay for
- An individual doctor would have set up and monitor cameras
- Discussion on Ringdoor bell cameras
- It was noted that there is no easy solution for petty theft
- One owner asked if contacting Superior Alarm to see if they have any solutions would be worth it.
 - Mark S stated that he would contact Superior Alarm to see if they have any solutions or packages

Budget

Mark S. opened the discussion for the 2024 budget.

- It was noted that the HVAC was a big expense in 2022
 - All four pumps were replaced
 - Coolers are working well
 - **** it was noted that there have been complaints that it gets too cold
- Discussion that the HOA changed banks to make money on interest
 - Went from 2.9% to 4%
- One owner asked what alarm line is on the budget
 - Mark S explained that this was for the elevator phone line
 - Will work with accounting to change name of this line item
- Discussion on security services
 - Drive through twice per night
 - No set times
 - Deterrent
 - Will let us know if something is off
- Discussion on cleaning services
 - Let us know if there are any complaints as the company aims to please

Motion: Carl Feghali

Second: Dr. Marshall Steel

Motion passed. None Opposed.

Elections

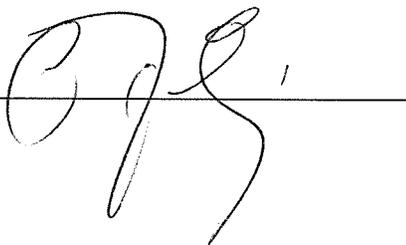
No elections this year

Adjournment

With no further business, meeting adjourned at 4:53 PM

None Opposed.

Signature

A handwritten signature in black ink, consisting of a large, stylized 'E' followed by a 'J' and a 'S', with a small '1' at the end. The signature is written over a horizontal line.

March 10, 2025
Date

